

PLAT OF FRENCHMAN'S CREEK PARCEL E1 (A P.U.D.)

BEING A PORTION OF SECTION 30, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. JUNE, 1987

MORTGAGEE'S CONSENT

STATE OF New York
COUNTY OF Westchester

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4833 AT PAGES 1808 TO 1837 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President, Timothy A. Horvath AND ATTESTED TO BY ITS Corporate Secretary, Cecile J. Lawrence AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF November, 1987.

ROCHESTER COMMUNITY SAVINGS BANK,
A CORPORATION OF THE STATE OF NEW YORK

By: Timothy A. Horvath

ATTEST: Cecile J. Lawrence

ACKNOWLEDGEMENT

STATE OF New York
COUNTY OF Westchester

BEFORE ME PERSONALLY APPEARED Timothy A. Horvath AND Cecile J. Lawrence, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President, Secretary AND Corporate Secretary OF THE ROCHESTER COMMUNITY SAVINGS BANK, A CORPORATION OF THE STATE OF NEW YORK AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF November, 1987.

MY COMMISSION EXPIRES: 3-30-89
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER FRENCHMAN'S CREEK DRIVE, AS SHOWN HEREON, AND ACKNOWLEDGES THERE ARE NO OTHER DEDICATIONS TO THE SAID DISTRICT NOR IS THE DISTRICT INCURRING ANY MAINTENANCE RESPONSIBILITIES IN THE DEDICATIONS AND NOTES AS SITED HEREON.

BOARD OF SUPERVISORS
NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT

By: William L. Kerslake
WILLIAM L. KERSLAKE, PRESIDENT

ATTEST: Peter L. Pimental
PETER L. PIMENTAL, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM L. KERSLAKE AND PETER L. PIMENTAL, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE BOARD OF SUPERVISORS OF THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BOARD, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID WATER CONTROL DISTRICT AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BOARD.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF November, 1987.

MY COMMISSION EXPIRES: June 14, 1988
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5329 AT PAGE 1728 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President AND ATTESTED TO BY ITS Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13th DAY OF November, 1987.

FLAGLER FEDERAL SAVINGS AND LOAN ASSOCIATION OF MIAMI
A CORPORATION OF THE STATE OF FLORIDA

By: Harold Reinthal, Pres.

ATTEST: Angela D. Hunt, Secy.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Harold Reinthal AND Angela D. Hunt, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President AND Secretary OF THE FLAGLER FEDERAL SAVINGS AND LOAN ASSOCIATION OF MIAMI AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF November, 1987.

MY COMMISSION EXPIRES: Oct. 19, 1990
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, ROOSE, CASEY, CIKLIN, LUBITZ, MARTENS, MCBANE AND O'CONNELL (DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA) DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO HAFT-GAINES ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

ROBERT L. CRANE
ATTORNEY-AT-LAW
LICENSED IN THE STATE OF FLORIDA

DATE: NOVEMBER 20, 1987

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22nd DAY OF DECEMBER, 1987.

By: Carol Williams
MEMORABLE CAROL A. ROBERTS, CHAIR

ATTEST: JOHN D. DUNKLE, CLERK

By: Carl B. Coyle
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22nd DAY OF DECEMBER, 1987.

By: Herbert F. Kahler
COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

By: Wray D. Jordan
WRAY D. JORDAN
REGISTERED SURVEYOR No. 4244
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY: WRAY D. JORDAN
WALLACE SURVEYING CORPORATION, 9176 ALTERNATE A-1-A,
LAKE PARK, FLORIDA 33403

NOTES:

1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
2. BEARINGS BASED ON AN ASSUMED BEARING OF SOUTH 01° 59' 49" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 41 SOUTH, RANGE 43 EAST.
3. --- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
4. --- DENOTES PERM CONTROL POINT (P.C.P.)
5. (R.) DENOTES RADIAL LINE
6. (N.R.) DENOTES NON-RADIAL LINE
7. U.E. DENOTES UTILITY EASEMENT
8. D.E. DENOTES DRAINAGE EASEMENT
9. WHERE UTILITY AND DRAINAGE EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL TAKE PRECEDENCE.
10. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
11. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
12. ALL BUILDING SETBACKS SHALL CONFORM TO THE PALM BEACH COUNTY ZONING CODE.

0248-011

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

TAZ 48 3/4/83
SUBDIVISION * Frenchman's Creek
BOOK 58 PAGE 162
FLOOD ZONE 6 FLOOD MAP # 1206
QUAD # 12 ZONING
SE ZIP CODE 33410
PUD NAME Parcel E1

NPBWC	NOTARY	ROCHESTER	NOTARY	FLAGLER FEDERAL	NOTARY JAMES L. MOORE NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXPIRES 10-26-88	COUNTY ENGINEER	DEPUTY CLERK	SURVEYOR
<p>PLAT OF FRENCHMAN'S CREEK PARCEL E1 (A P.U.D.)</p> <p>WALLACE SURVEYING CORPORATION 9176 ALTERNATE A1A LAKE PARK, FLORIDA 33403 • 305/492-4293</p> <p>R. M. RODANO 1987 W. D. JORDAN</p> <p style="font-size: 2em; font-weight: bold;">58/162</p>								